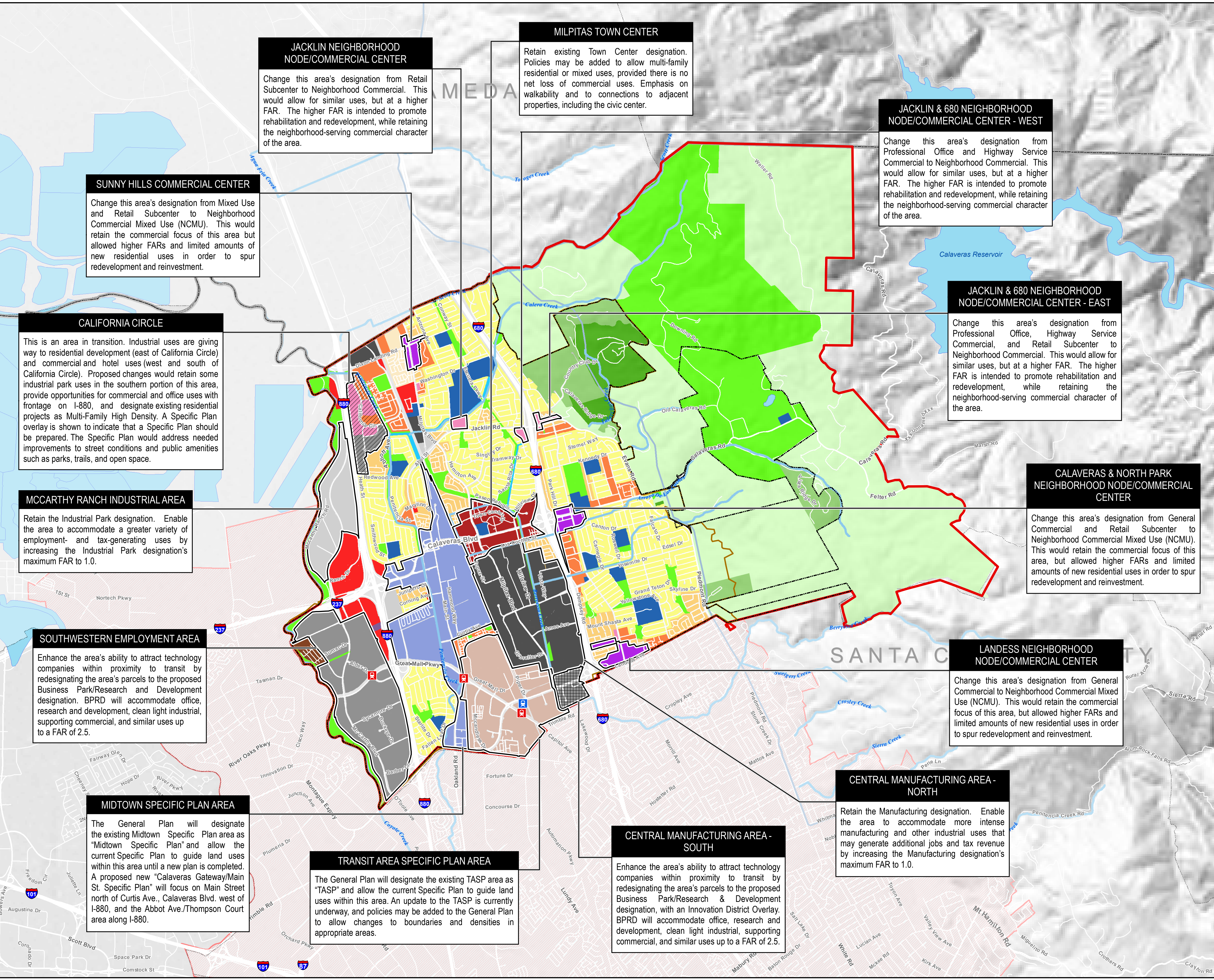
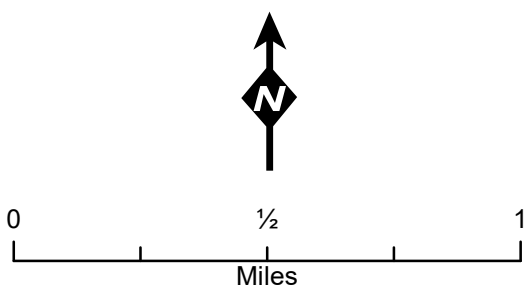


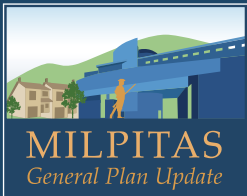
FIGURE 2-2:  
PREFERRED LAND USE MAP

Legend

- HVL - Hillside Very Low Density
- HLD - Hillside Low Density
- HMD - Hillside Medium Density
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- VHDR - Very High Density Residential
- MHP - Mobile Home Park
- VHDMU - Very High Density Mixed Use
- NCMU - Neighborhood Commercial Mixed Use
- GNC - General Commercial
- NC - Neighborhood Commercial
- TWC - Town Center
- INP - Industrial Park
- BPRD - Business Park/Research & Development
- MFG - Manufacturing
- PF - Public Facilities
- POS - Permanent Open Space
- TASP - Transit Area Specific Plan
- MSP - Midtown Specific Plan
- WW - Waterway
- Future Specific Plan Overlay
- Innovation District Overlay
- Planning Areas
  - City of Milpitas
  - Milpitas Sphere of Influence
  - Milpitas Urban Service Area
  - San Jose Planning Limits of Urban Growth
  - County Boundary
- Transit Stations
  - BART Station
  - VTA Station



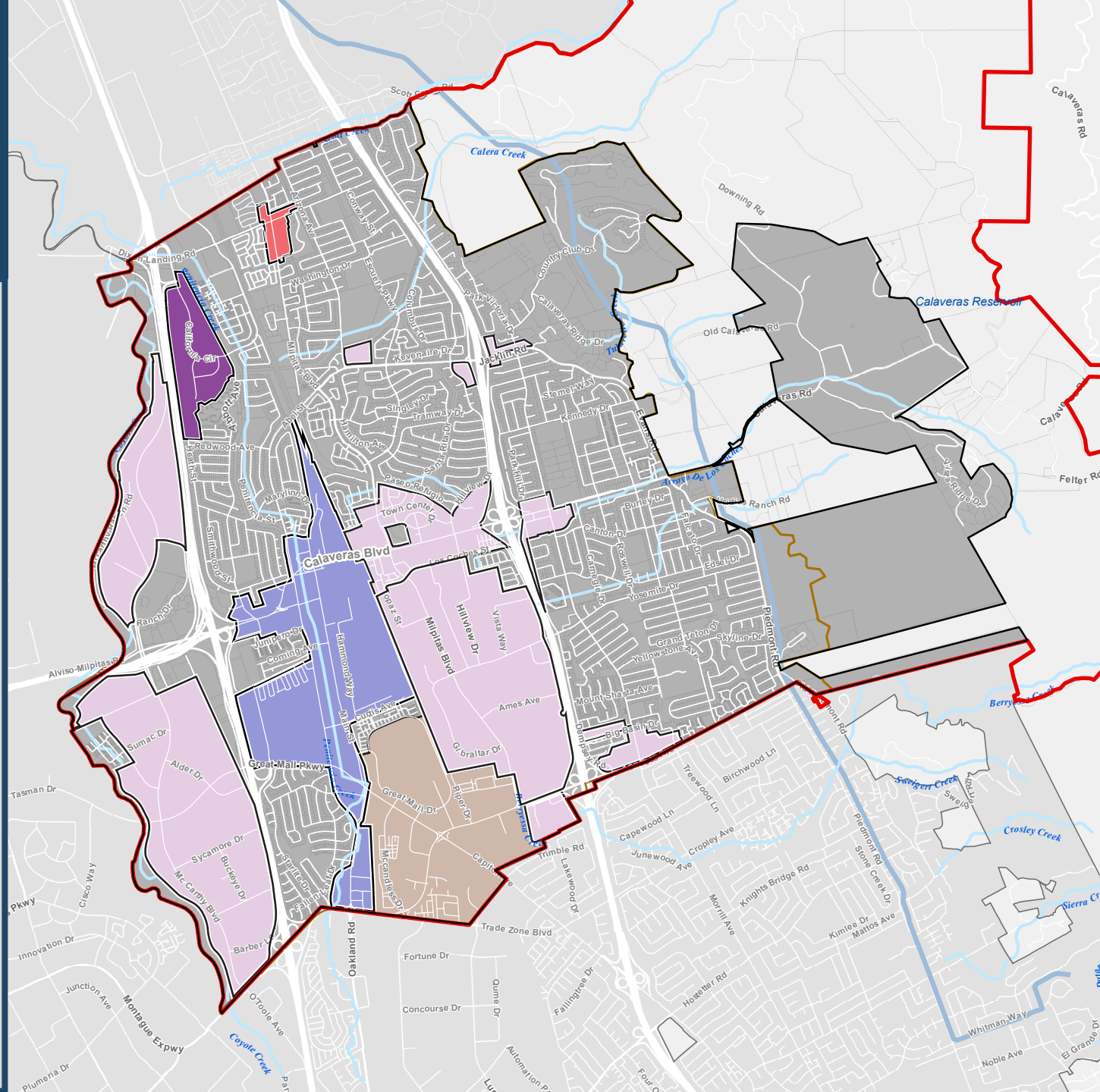




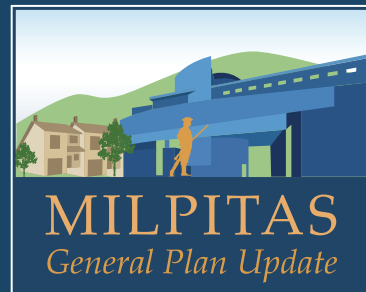
# Opportunity Areas

- Additional Council Discussion Needed
- Minor Revisions to Address Council Direction
- Unanimous Council Support for Change
- Midtown Specific Plan\*
- Transit Area Specific Plan\*

\*Specific Plan Areas addressed through Separate processes.







## California Circle: Existing General Plan

The two maps to the right depict existing GP Land Use designations for the California Circle area. The area is currently a combination of Industrial Park, Medium Density Residential, and High Density Residential.

- This is an area in transition. Past industrial uses are giving way to hotels, commercial, and residential uses.
- The BAPS Swaminarayan Temple is located in this area.
- The presence and expansion of hotel, commercial, residential, and assembly uses has impacted the viability of several of the industrial parcels in this area.
- The area suffers from a lack of ingress and egress, a lack of cohesive design and sense of place, and a lack of public amenities such as open space, parks, and trails.



Scale: Not to Scale

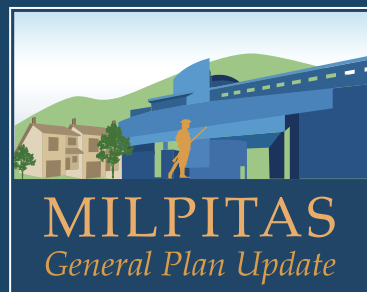


- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> SFL - Single Family Low Density              | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> GNC - General Commercial     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightyellow; border: 1px solid black;"></span> SMD - Single Family Medium Density      | <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> INP - Industrial Park       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> MFM - Multi-Family Medium Density            | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> PF - Public Facilities      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> MFH - Multi-family High Density               | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> POS - Permanent Open Space |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; border-style: dashed;"></span> MHP - Mobile Home Park | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> WW - Waterway          |



- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> SFL - Single Family Low Density              | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> GNC - General Commercial     |
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## California Circle: Proposed General Plan

The two maps to the right depict the Proposed GP Land Use designations for the California Circle area. These proposed designations are based on Council input received during the May 2019 Mapping Study Session. However, further discussion and refinements of these uses is warranted.

Council provided the following input during the May 2019 Study Session:

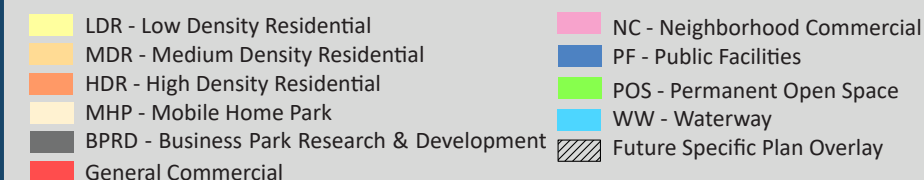
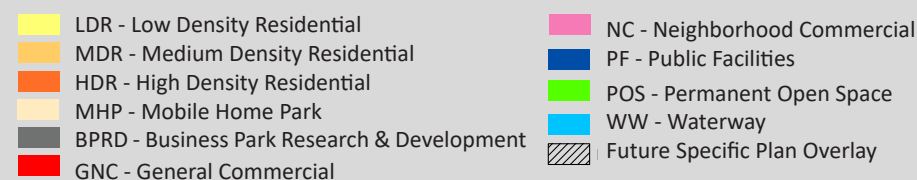
- Retain some industrial park uses in this area.
- Limit the amount of new housing in this area.
- Additional commercial and hotel uses may be appropriate.
- Solutions for traffic and ingress/egress are needed.
- Amenities such as a theater, parks, trails, and open space are desired.

This proposed map includes the following features:

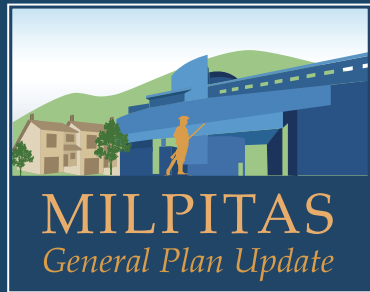
- It retains industrial uses in the southern portion of the area and provides opportunities for expanded commercial uses with freeway frontage and visibility.
- High density residential uses are concentrated in the areas that have already been developed with housing.
- The Neighborhood Commercial designation provides opportunities for hotels, businesses, commercial centers, and other retail uses.
- The Future Specific Plan Overlay provides a tool to help develop a cohesive approach to circulation, design, Infrastructure, and amenities.
- A portion of the BAPS site should be developed with a park with community amenities and paved trail providing direct access to the creekside trail and adjacent neighborhoods.



Scale: Not to Scale







## Midtown Specific Plan

Land uses within the Midtown Specific Plan area will continue to be guided by the Midtown Specific Plan. The City is in the process of developing an RFP leading to a comprehensive update of the Midtown Specific Plan.

It is anticipated that the updated Midtown Specific Plan will address three focus areas, as shown on the map to the right.

**Main Street:** Historic main street of Milpitas. A focus on local businesses and events, mixed use, institutions (library, medical, churches), and connections to transit.

**Serra Center/Calaveras Corridor:** A gateway. A focus on commuters and through-travelers, restaurants and entertainment, retail, office, and mixed-use residential uses.

**Milpitas Gateway/I-880 Frontage:** A gateway. A focus on education, interface with existing residential, hotel, service, and medical uses.

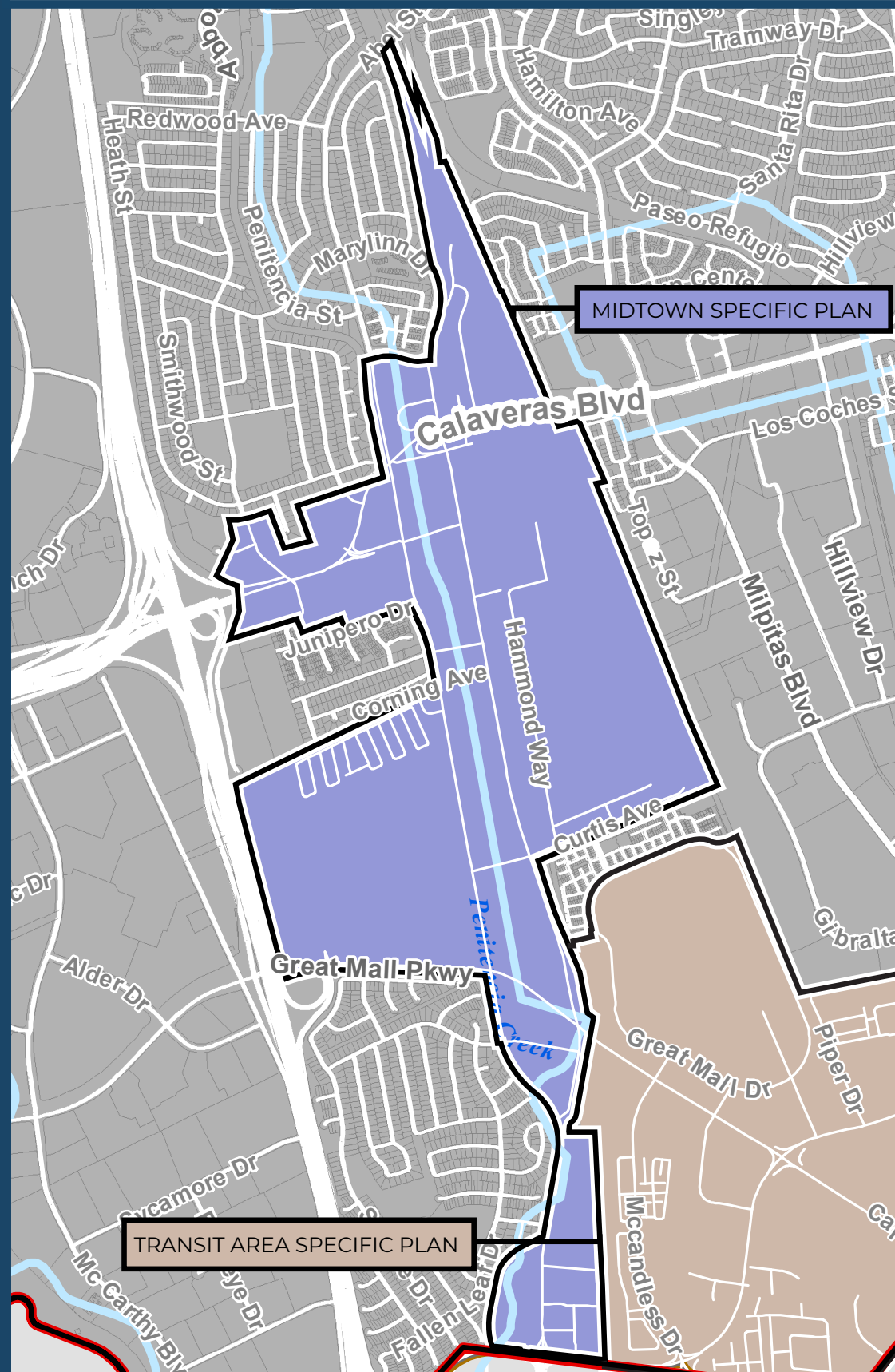
Guiding Principles and Land Use Concepts for the Midtown Specific Plan:

- Economic Development
- Urban Design and Placemaking specific to each focus area.
- Mixed densities and intensities of land use.
- Targeted retail appropriate for each focus area (local serving vs. regional serving).
- Multi-modal circulation connections, including pedestrian, bike, transit, and parking.
- Revisit Plan Area boundaries to better focus efforts on areas in need of transition and improvement.



Scale: Not to Scale

### Specific Plan Area



### Specific Plan Area Showing Focus Areas

